

Resource Number: 5BL 918
Temporary Resource Number: 157508404002

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL918
2. Temporary resource number: 157508404002
3. County: Boulder
4. City: Louisville
5. Historic building name: Porta/Eberharter/Boyce House
6. Current building name: Karpel House.
7. Building address: 928 La Farge Avenue, Louisville, CO 80027. This house has been known by the following other addresses under Louisville's old address system: 441 La Farge (1916 to the 1920s), 419 La Farge (1926), and 445 La Farge (1928 through the 1930s). Under Louisville's current address system, it is believed to have occasionally gone by the address of 924 La Farge.



8. Owner name and address: Ian and Yevett Karpel, 928 La Farge Avenue, Louisville, CO 80027.

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of section 8
10. UTM reference NAD 83
Zone 1 3; 488629 mE 4425473 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 8,9 Block 3
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded on the west by La Farge Avenue, on the east by an alley, and on the north and south by property lines.

III. Architectural Description

14. Building plan (footprint, shape): Irregular plan
15. Dimensions in feet: Length 60 x Width 40
16. Number of stories: Two
17. Primary external wall material(s): Vinyl

18. Roof configuration: Cross gable
19. Primary external roof material: Asphalt roof
20. Special features: Fence, porch, garage, glass block
21. General architectural description: The house consists of an original one-story wood frame house with a two-story addition to the east. The building faces west to LaFarge Avenue. It is irregularly-shaped in plan. The roof is cross-gabled with gray asphalt shingles and boxed eaves. The exterior is clad with light yellow vinyl siding with a lap profile. Gable siding is white vinyl of a fish scale profile. The foundation is concrete. The front entry has a nearly full-width porch with a shallowly sloped hip roof supported on replacement turned wood posts painted white. The porch has a stained wood deck. The front door is a natural wood 4-panel door with no storm or screen door. The south side of the one-story portion has a secondary entrance with a white aluminum storm/screen door. The east end of the one-story portion has a shed roof with wood lattice. Windows on the original house are replacement 1/1 single hung white aluminum sash with white aluminum surrounds and storm/screen sash. The replacement windows appear to be in the original openings, including a tall, narrow sash in the front gable. Some windows on the south side of the original house have decorative wood head trim over the siding. The north side of the one-story portion has a shed-roofed projecting bay with one single-hung window with decorative head trim. Above the shed roof, in the second-story addition, there is a large arched fixed window. The second story addition has large windows facing west on the second floor. On the north side, there are three windows with arched transoms. On the west and south, there are small sections of three glass blocks. On the south side, there is a large pair of single hung windows with arched transoms.
22. Architectural style/building type: Other style: wood frame cross gable
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 928 La Farge Avenue is consistent with these patterns and, as viewed from La Farge, blends well with the scale and character of the neighborhood. The large two-story addition is located behind the historic one-story house and thus is less obtrusive than it might otherwise be. The house is set close to the sidewalk, with a shallow, landscaped front yard. The back yard is enclosed with 6-foot wood privacy fencing. There is a concrete parking slab north of the garage at the alley.
24. Associated buildings, features, or objects: There is a one-car garage with yellow vinyl siding, a gable roof covered with gray asphalt shingles, a white paneled metal overhead garage door, and one white metal panel door on the south side. North of the garage is a concrete slab and a basketball hoop.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1890 Actual: _____
Source of information: Boulder County Assessor
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: Antonio Porta
Source of information: Warranty deed
29. Construction history (include description and dates of major additions, alterations, or demolitions):

The original part of the house was built around 1890. Siding was initially replaced in 1975, according to building permits, but it appears to have been replaced twice. The current owners, the Karpels, were told that the current living room is the oldest part of the house, and that the dining room was added later. They were also told that the house was enlarged at some point by connecting it with a small dwelling that was behind the house. The two-story addition was built in 1995, with interior finished completed by the current owners after 2000. They also repaired the front porch, including the replacement posts. The garage was replaced in 2003.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

928 La Farge was the home of the Antonio and Libra Porta family for at least 49 years. Libra Porta was a midwife who delivered many babies in Louisville, particularly those from Italian families. A neighbor and relative of the Porta family has stated that this is a home where Saint Francesca Xavier Cabrini ("Mother Cabrini") stayed when she would come to Louisville.

Antonio Porta acquired this property directly from Jefferson Place developer Charles Welch, with the warranty deed recorded in 1897. It is possible that Porta purchased the property even earlier, as it has been found that documents were not always recorded immediately. Also, the 1893 Sanborn map shows that there was already a house on this site by that time, and the online Boulder County Assessor records give the year of construction as 1890. Libra Porta's 1937 obituary states that the family moved to Louisville in 1890. The Porta family was certainly among the first Italian families to settle in Louisville. Antonio Porta is listed in the 1892 Louisville directory as already being a Louisville resident.

This house appears in the correct location on the 1893, 1900, and 1908 Sanborn maps (although the north side of the house is not shown on any of these three maps), and on the 1909 Drumm's Wall Map. The Boulder County Assessor card from 1948 gives 1905 as the date of construction, but this would have been a date estimated long after the fact, and contradicts the other date from the County of 1890. The house clearly appears to have been on this site by 1893 at the latest. Based on the foregoing evidence, the construction year is likely circa 1890.

Antonio Porta (1852-1931) and Libra Porta (1852-1937) immigrated to the U.S. in the 1880s. (Information on where they came from in Italy could not be located.) They came first to Marshall, a nearby coal mining community, as did a number of other Italians who settled in Louisville. They had eight children, of whom four survived to adulthood: John G., John L., Joe, and Henry. The oldest of these four was born in Italy in 1880, while the others were born in Colorado after 1890.

Antonio and Libra's son, Henry, married Edith Zarini, daughter of Joseph and Virginia Zarini of 824 La Farge (5BL7992) in Jefferson Place. Henry and Edith lived at 917 La Farge (5BL7998). John L. Porta had a pool room in the 800 block of Main Street in the 1920s and was married to Katie Mossoni of Louisville. Joe Porta served in World War I, married Vivian Leach, was a City Trustee, and lived at 1101 La Farge (5BL916). Information about John G. Porta could not be located for this report. Relatives of the Porta family tended to live very close by, many of them across the street on the west side of the 900 block of La Farge. Libra's brother, Peter Giorzelli, also lived nearby at 1000 La Farge (5BL8471).

Many current area residents of the Louisville area are descended from the Antonio and Libra Porta family.

Antonio Porta was a coal miner, while Libra Giorzelli Porta was a midwife who delivered babies in Louisville. Many members of the community called her "Zia," which is Italian for "Aunt." The following photo shows Antonio and Libra Porta:



Photo credit: Louisville Times, 8/17/1978

Census records and Louisville directories accurately place the Porta family in this location.

Multiple sources in Louisville have stated that Mother Cabrini (1850-1917), who first came to Denver in 1902, would visit Louisville to collect money for her mission in Denver. As she was known to speak very eloquently about the plight of Italian coal miners in Colorado, this is quite believable. This is the home in which Mother Cabrini stayed, according to neighbor and Porta relative Stella Giorzelli, who lived just two doors to the north at 1000 La Farge (5BL8471). Also, 928 La Farge is located less than a block from the site of Louisville's original Catholic Church at the southwest corner of La Farge and Walnut (5BL7994).

A 1985 Historic Building Inventory Record for this building states that it was a boarding house for unmarried miners. This was not confirmed through the research done in 2012. However, the building does have many exterior doors, suggesting that it could have served this purpose at some time.

During the period of 1939 to 1952, this home was owned by Fred Eberharter. He was the son of Louis and Martha Eberharter and grew up on La Farge in Jefferson Place. He also owned several properties on this block, Block 3, of Jefferson Place, and lived at 801 Walnut (5BL8028, no longer extant) during the 1950s.

Paul Boyce (1906-1982) and Martha Boyce (1907-1982) owned 928 La Farge from 1952 until Paul Boyce's death in 1988. (It is believed that they rented 936 La Farge 5BL8002, then called 934 La Farge, in the 1940s, according to Louisville directories.) They also resided here at 928 La Farge while they owned it. The Boyces came to Louisville from Kansas in 1930 or the early 1930s. Paul Boyce was a coal miner who worked at the Centennial Mine, Hi-Way Mine, and Eagle Mine, then became a carpenter after the end of the coal mining era. According to his obituary, he was a member of the United Mine Workers and the Louisville Rod & Gun Club. Paul and Martha's children included Paul Jr., Shirley, and Viola. The current owners found a miner's lunch pail etched with the name of Paul Boyce in the home.

A widowed mother, Mary Zado, and her son are also remembered as having been residents, renting for a time. Supporting this, the 1946 Louisville directory shows her as living at 924 La Farge (believed to be 928) at the same time that Paul and Martha Boyce lived at 934 La Farge (believed to be today's 936).

In 2009, this home was one of five historic homes on the Louisville Holiday Home Tour organized by the Louisville Historical Commission and Historical Museum. The current owners, Ian and Yevett Karpel, provided the following information at that time. They stated that the oldest part of the house consists of what is now the living room, with the

Resource Number: 5BL 918

Temporary Resource Number: 157508404002

dining room added later. They have been told that at some point, the house may have been enlarged by being connected with a small dwelling that was behind the house. The large addition was put onto the back of the house in 1995. The current owners purchased the property in 2000. Ian notes that “[w]e liked the house because the addition is behind the original miner’s cottage, and therefore the house still fits within the original character of Louisville. We also liked the fact that it wasn’t completed so that we could put our own mark on it. In the interior, we simply tried to make the new part fit with the old.” According to the Karpels, parts of the interior that are original are the pine floor in the dining room and the beadboard in the living room, dining room, and kitchen.

When Ian and Yevett Karpel purchased the house, the interior of the addition was not completed. As Ian Karpel wrote, “We did the trimwork and beadboard; remodeled the bathrooms; repaired the front porch; added a window and window seat in the dining room; added a freestanding stove in the living room; put in a new garage; replaced the old boiler with a high-efficiency model; and finished the basement.” A close friend of the owners, Rich Aiello of Aiello-Built Construction in Fort Collins, did the interior remodel, including the window seat, and he built the garage.

This house has been known by the following other addresses under Louisville’s old address system: 441 La Farge (1916 to the 1920s), 419 La Farge (1926), and 445 La Farge (1928 through the 1930s). Under Louisville’s current address system, it is believed to have occasionally gone by the address of 924 La Farge.

36. Sources of information:

Boulder County “Real Estate Appraisal Card – Urban Master,” on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder’s Office and Assessor’s Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com.

Drumm’s Wall Map of Louisville, Colorado, 1909.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Louisville Times Centennial Edition, August 17, 1978.

Archival materials on file at the Louisville Historical Museum.

Fiore, Edna. “Mother Cabrini’s Legacy in North Denver.” *Denver Catholic Register*, Nov. 7, 2001.

Interviews conducted by Museum Coordinator Bridget Bacon: June Giorzelli Enrietto, 2007 and Sept. 3, 2009; Diane Marino, 2009; William Buffo, Aug. 20, 2009.

Information provided by owners Ian and Yevett Karpel, by email to Bridget Bacon dated Nov. 13, 2009, and in interviews, Nov. 2009.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No X Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

 A. Architectural.

(1) Exemplifies specific elements of an architectural style or period.

- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

☒ B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

☐ C. Geographic/environmental

- (1) Enhances sense of identity of the community.
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

☐ Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Although the property lacks sufficient integrity and significance to be eligible to the National or State Registers, it is worthy of nomination as a local landmark due to its long association with the locally-prominent Italian immigrant mining family, the Portas.

37B. Applicable State Register of Historic Properties Criteria:

- ☐ A. The property is associated with events that have made a significant contribution to history.
- ☐ B. The property is connected with persons significant in history.
- ☐ C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. The property has geographic importance.
- ☐ E. The property contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National ☐ State ☐ Local ☐

42. Statement of significance: This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. It is significant for its long association with the locally prominent Porta family, an Italian immigrant coal-mining family.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, workmanship and association. Integrity of setting, design and feeling are compromised by the large 2-story addition. Integrity of design is also compromised by replacement windows. Integrity of materials is compromised by replacement siding and replacement windows.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☒ No ☐

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property is non-contributing due to compromised integrity.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The

Resource Number: 5BL 918

Temporary Resource Number: 157508404002

impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Contributing ____ Noncontributing X_____

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing _____

The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL918_928LaFarge_01 through 5BL918_928LaFarge_06.

Digital images filed at: City of Louisville, Planning Department

48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s): 2013

50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

51. Organization: Avenue L Architects

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

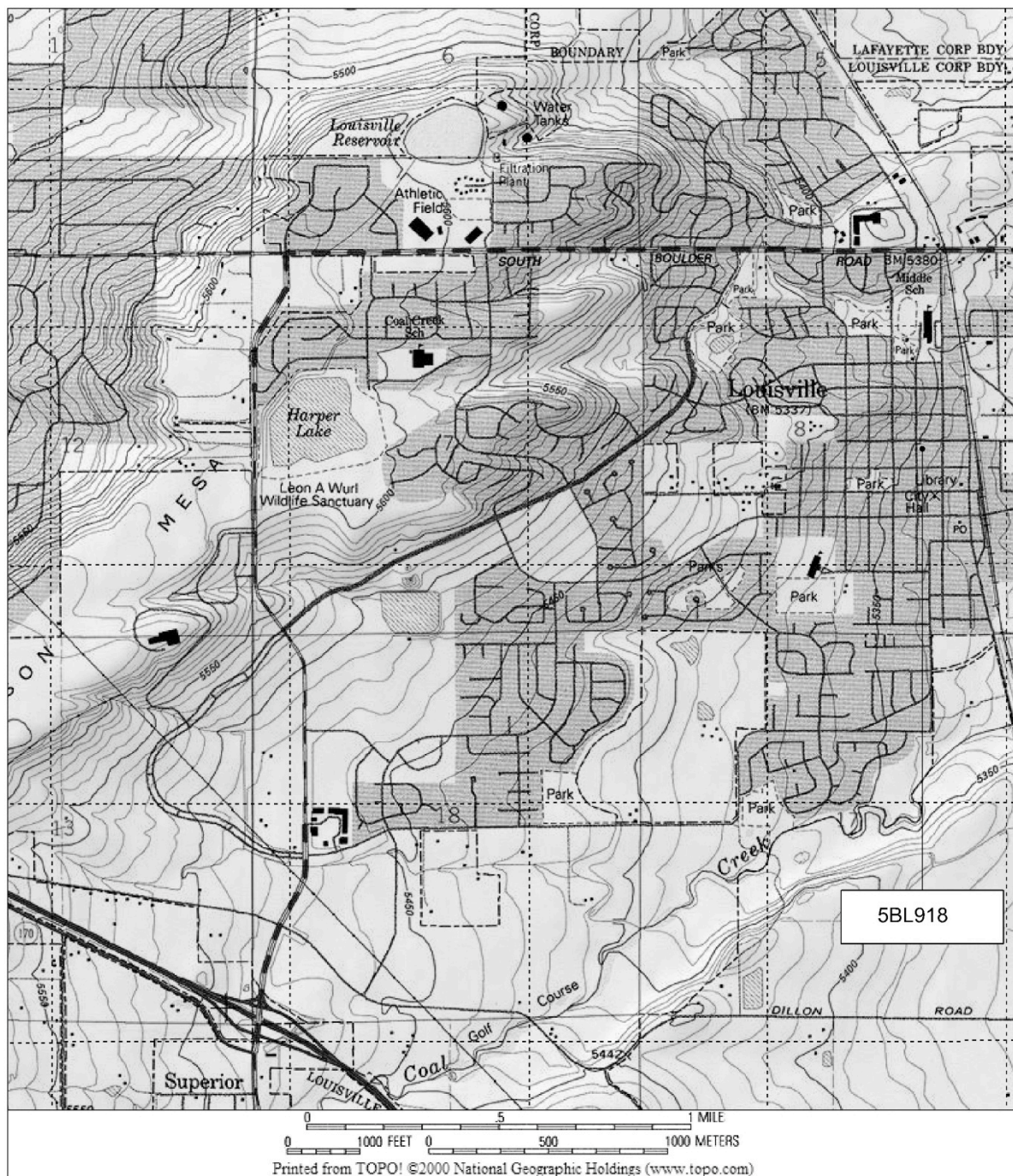
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL 918
Temporary Resource Number: 157508404002

Resource Number: 5BL918

Architectural Inventory Form
USGS Location Map



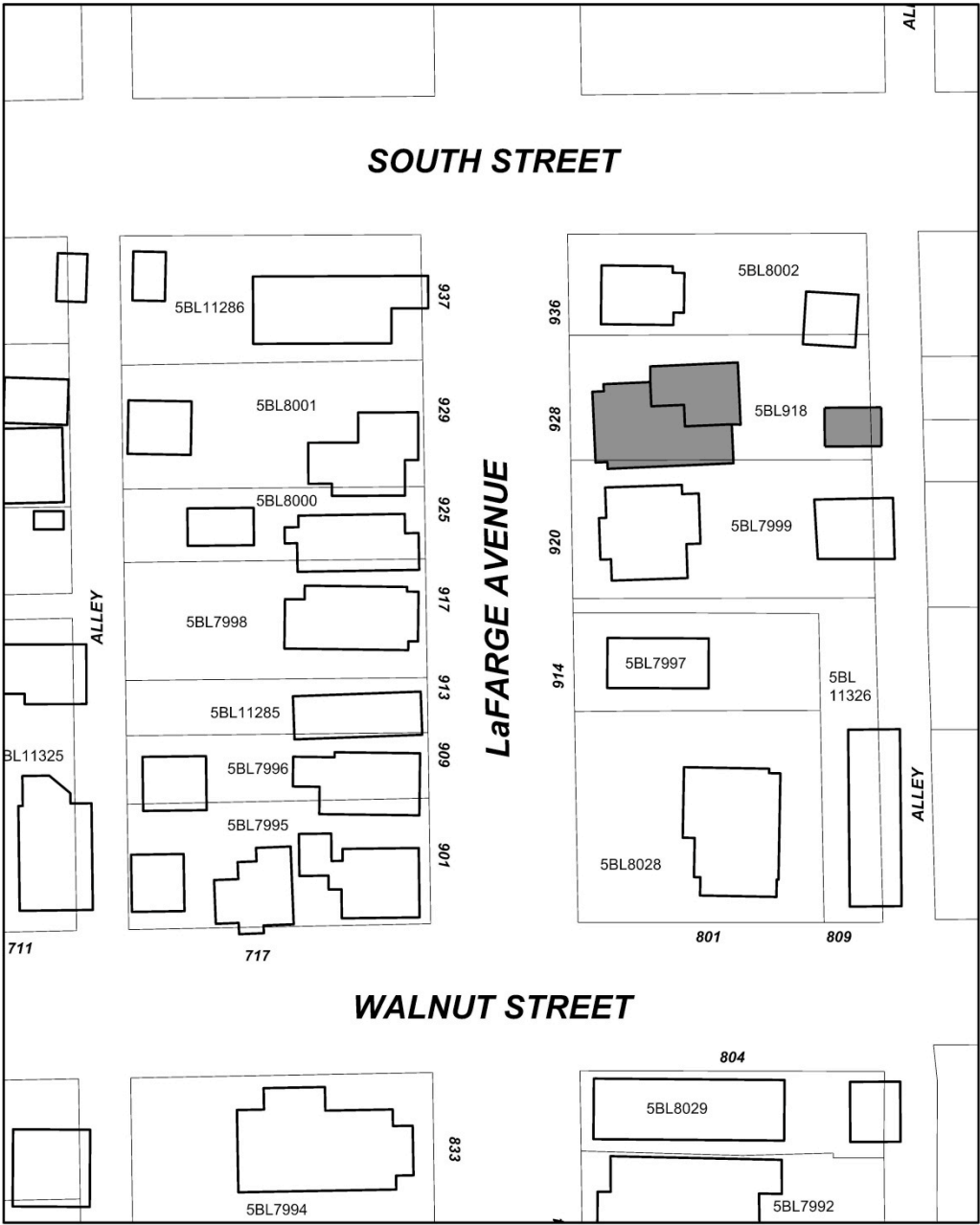
928 LaFarge Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



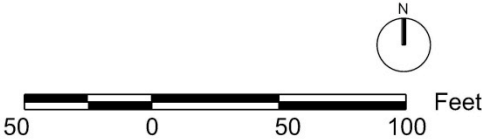
Resource Number: 5BL918

Architectural Inventory Form
Site Location Map



928 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 918

Temporary Resource Number: 157508404002



5BL918_928LaFarge_01 west



5BL918_928LaFarge_02 southwest

Resource Number: 5BL 918

Temporary Resource Number: 157508404002



5BL918_928LaFarge_03 northwest



5BL918_928LaFarge_04 east

Resource Number: 5BL 918

Temporary Resource Number: 157508404002



5BL918_928LaFarge_05 south



5BL918_928LaFarge_06 garage southeast

Resource Number: 5BL 918

Temporary Resource Number: 157508404002



928 La Farge. Louisville Historical Museum, 2008.008.064.



928 La Farge. Boulder County Real Estate Appraisal card, 1950.